Late Backup

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AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A VERTICAL MIXED USE BUILDING (V) COMBINING DISTRICT TO CERTAIN TRACTS AND TO AMEND THE ZONING MAP TO CHANGE THE BOUNDARIES OF THE VERTICAL MIXED USE OVERLAY (VMU) DISTRICT TO EXCLUDE TRACTS 2, 3, 7, 8, 9, AND 10, LOCATED IN THE ALLANDALE NEIGHBORHOOD PLANNING AREA.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to add a vertical mixed use building (V) combining district to Tracts 1, 4, 6, and 11-13 (the "Property") described in Zoning Case No. C14-2008-0088, on file at the Neighborhood Planning and Zoning Department, as follows:

Approximately 67 acres of land in the City of Austin, Travis County, Texas, as shown on in the tract map attached as Exhibit "A" (Allandale Neighborhood Planning Area),

located in the Allandale neighborhood planning area, locally known as the area bounded by West Anderson Lane on the north, Burnet Road on the east, West North Loop Boulevard and Hancock Drive on the south, and North MoPac Expressway Northbound on the west, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B" (the Zoning Map).

Except as specifically provided in this ordinance, the existing base zoning districts, combining districts, and other conditions remain in effect.

PART 2. The zoning districts for the Property are changed from community commercial (GR) district, general commercial services (CS) district, general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district, commercial-liquor sales (CS-1) district, and commercial-liquor sales-conditional overlay (CS-1-CO) combining district, to community commercial-vertical mixed use building (GR-V) combining district, general commercial services-vertical mixed use building (CS-V) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay (CS-MU-V-CO) combining district, commercial-liquor sales-vertical mixed use building (CS-1-V) combining district, and commercial-liquor sales-vertical mixed use building-

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conditional overlay (CS-1-V-CO) combining district as more particularly described and identified in the chart below:

Tract #	TCAD Property ID	COA Address	FROM	то
····		2101 1/2 LAWNMONT AVE		
	227617	2119 1/2 LAWNMONT AVE	CS-MU-CO	CS-MU-CO-V
1		2101 1/2 LAWNMONT AVE 2119 1/2 LAWNMONT AVE 2119 1/2 LAWNMONT AVE 5350 BURNET RD 2150 1/2 W NORTH LOOP BLVD 5304 BURNET RD 5306 BURNET RD 5306 BURNET RD 5310 BURNET RD 5310 BURNET RD 5302 BURNET RD 5302 BURNET RD 5302 BURNET RD 5704 BURNET RD 5714 BURNET RD 5726 BURNET RD 5726 BURNET RD 5732 BURNET RD 5742 BURNET RD 5740 BURNET RD 5740 BURNET RD 5740 BURNET RD 5800 BURNET RD CS 6722 BURNET RD CS 6720 BURNET RD CS 6710 BURNET RD		
Ì				
1	007/10	5304 BURNET RD	00.00.4	001/ 00 / 1/
	227618	5306 BURNET RD	CS, CS-1	CS-V, CS-1-V
		5310 BURNET RD		
	207/10	5300 BURNET RD		001/
	227619	5302 BURNET RD	– cs	CS-V
		2100 NORTHLAND DR		CS-V, CS-1- CO-V
		2202 1/2 NORTHLAND DR		
		5700 BURNET RD		
		5714 BURNET RD		
		5716 BURNET RD		
1		5718 BURNET RD		
		5720 BURNET RD		
ļ	231144	5726 BURNET RD	Ce: Ce 1 CO	
4	231144	5728 BURNET RD	- CS; CS-1-CU	
		5730 BURNET RD		
		5732 BURNET RD		
		5740 BURNET RD		
		5742 BURNET RD		
		5800 BURNET RD		
		5802 BURNET RD		
		5806 BURNET RD		
	231153	5808 BURNET RD	CC	CS-V
	231133	5810 1/2 BURNET RD		
	·	6722 BURNET RD	CS	CS-V
	235896	6720 BURNET RD	CS-MU-CO CS, CS-1 CS CS; CS-1-CO CS CS CS CS CS CS CS CS CS	CS-V
	005007	6700 BURNET RD	CS	CEV
6	235897	6710 BURNET RD	CS; CS-1-CO CS; CS-1-CO CS CS CS CS CS CS CS	CS-V
Γ	500713	6610 BURNET RD	CC	66.1/
	500713	6614 BURNET RD		CS-V
	500714	LOT 2 WUKASCH PROPERTIES SUBD		CS-V
		7600 1/2 BURNET RD		·
11	241258	7600 BURNET RD	GR	GR-V
-		7610 BURNET RD	7 !	

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Tract #	TCAD Property ID	COA Address	FROM	10
	241257	7844 BURNET RD	GR G	GR-V
Ī		GR	GR-V	
	241261	7708 BURNET RD	RNET RD RNE	GR-V
	241264	7816 BURNET RD	GR	GR-V
Ī	241265	7718 BURNET RD	GR	GR-V
Ī	242313	7835 NORTHCROSS DR	GR, CS-1	GR-V, CS-1-V
	584553	2545 W ANDERSON LN	GR	GR-V
12	584554	7718 BURNET RD GR 7835 NORTHCROSS DR GR, CS-1 2545 W ANDERSON LN GR LOT 3 BLK A NORTHCROSS SEC 2 REPLAT OF LOT 3-F 3RD RESUB OF LOT 3 2525 1/2 W ANDERSON LN 2525 W ANDERSON LN 2531 W ANDERSON LN 2535 W ANDERSON LN GR GR	GR-V	
12	584555	2525 1/2 W ANDERSON LN		
		2525 W ANDERSON LN		
		2531 W ANDERSON LN	C.D.	CD.V
		2535 W ANDERSON LN	GR	GR-V
		7739 1/2 NORTHCROSS DR		
		820 BURNET RD 708 BURNET RD 816 BURNET RD 718 BURNET RD 835 NORTHCROSS DR 545 W ANDERSON LN OT 3 BLK A NORTHCROSS SEC 2 EPLAT OF LOT 3-F 3RD RESUB OF LOT 525 1/2 W ANDERSON LN 531 W ANDERSON LN 531 W ANDERSON LN 739 1/2 NORTHCROSS DR 800 BURNET RD 711 W ANDERSON LN 909 W ANDERSON LN 921 W ANDERSON LN		
	242308	2711 W ANDERSON LN	GR	GR-V
Ī		2909 W ANDERSON LN	GR G	4
	242310	2921 W ANDERSON LN	GR	GR-V
13		7825 1/2 ROCKWOOD LN		_
<u> </u>	242311	2801 W ANDERSON LN	GR	GR-V
	362176	2901 W ANDERSON LN	GR GR GR GR GR GR GR GR GR	GR-V
	362177	2817 W ANDERSON LN		GR-V

PART 3. The Property is subject to Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings) as follows:

- 1. The property is exempt from the dimensional standards identified in Article 4.3.3 E.2. (Dimensional and Parking Requirements).
- 2. The property is subject to the parking reductions identified in Article 4.3.3 E.3. (Dimensional and Parking Requirements).
- 3. For property in office districts, the additional uses allowed under Article 4.3.3. C.2 (Ground-Floor Commercial Uses Allowed) apply.
- 4. Ten percent of residential units available for rental in a vertical mixed use building shall be reserved for households earning no more than 80 percent of the Annual Median Family Income.

PART 4. The zoning map is amended to change the boundaries of the vertical mixed use (VMU) overlay district to exclude Tracts 2, 3, 7, 8, 9, and 10, located as shown in this Part and identified on Exhibit "A". These tracts are not subject to Chapter 25-2, Subchapter E, Article 4.3 (Vertical Mixed Use Buildings).

Tract #	TCAD Property ID	COA Address		
	229653	5448 BURNET RD		
	229654	5440 BURNET RD		
	D (1 1 200/55	5434 BURNET RD		
2	Portion of 229655	5436 BURNET RD		
	701047	5442 BURNET RD		
	701967	5448 BURNET RD 5440 BURNET RD 5436 BURNET RD 5442 BURNET RD 5444 BURNET RD 5444 BURNET RD 55444 BURNET RD 5536 BURNET RD 5536 BURNET RD 5522 1/2 BURNET RD 5520 BURNET RD 5520 BURNET RD 5520 BURNET RD 5510 BURNET RD 5510 BURNET RD 2106 SHOALMONT DR 2108 SHOALMONT DR 2108 SHOALMONT DR 5504 BURNET RD 5506 BURNET RD 5600 BURNET RD 5600 BURNET RD 5600 BURNET RD 56420 BURNET RD 56424 1/2 BURNET RD 58840 BURNET RD		
	229514	5536 BURNET RD		
		5522 1/2 BURNET RD		
	229515	5528 BURNET RD		
		5530 BURNET RD		
	D .: (00051/	5520 BURNET RD		
	Portion of 229516	5522 BURNET RD		
	220517	5508 BURNET RD		
	229517	5510 BURNET RD		
•	229518	2106 SHOALMONT DR		
3		2108 SHOALMONT DR		
		5502 BURNET RD		
		5504 BURNET RD		
		5506 BURNET RD		
	Portion of 229527	5600 BURNET RD		
		5606 BURNET RD		
	Portion of 229530	5608 BURNET RD		
	050010	5620 BURNET RD		
	359212	5624 1/2 BURNET RD		
, ''',	235834	6840 BURNET RD		
_	235835	6836 BURNET RD		
7	235846	6800 BURNET RD		
	235847	6824 BURNET RD		
8	237415	7112 BURNET RD		
	237416	7106 BURNET RD		
	237417	7100 BURNET RD		
		7010 BURNET RD		
	237418	7012 BURNET RD		
	237419	7000 BURNET RD		

Tract #	TCAD Property ID	COA Address
	237437	6916 BURNET RD
	237438	6900 BURNET RD
ļ	237440	7120 BURNET RD
	237441	7006 BURNET RD
	227442	6912 BURNET RD
Į.	237442	6918 BURNET RD
	239027	2410 GREENLAWN PKWY
9 10	239032	7430 BURNET RD
	239033	7212 BURNET RD
9	239034	7414 BURNET RD
	239035	7310 BURNET RD
	237033	7320 BURNET RD
	239036	7304 BURNET RD
	239125	7524 BURNET RD
	239126	7514 BURNET RD
ĺ	220107	7500 1/2 BURNET RD
9	239127	7500 BURNET RD
	239129	7530 BURNET RD
	237127	7532 BURNET RD
	239130	7528 BURNET RD

PART 5. This ordinance takes effect on			, 2008.	
PASSED AND A	APPROVED			
	, 2008	§ § §	Wıll Wynn Mayor	
APPROVED: _	David Allan Smith City Attorney	_ATTEST:	Shirley A. Gentry City Clerk	

Draft 8/14/2008